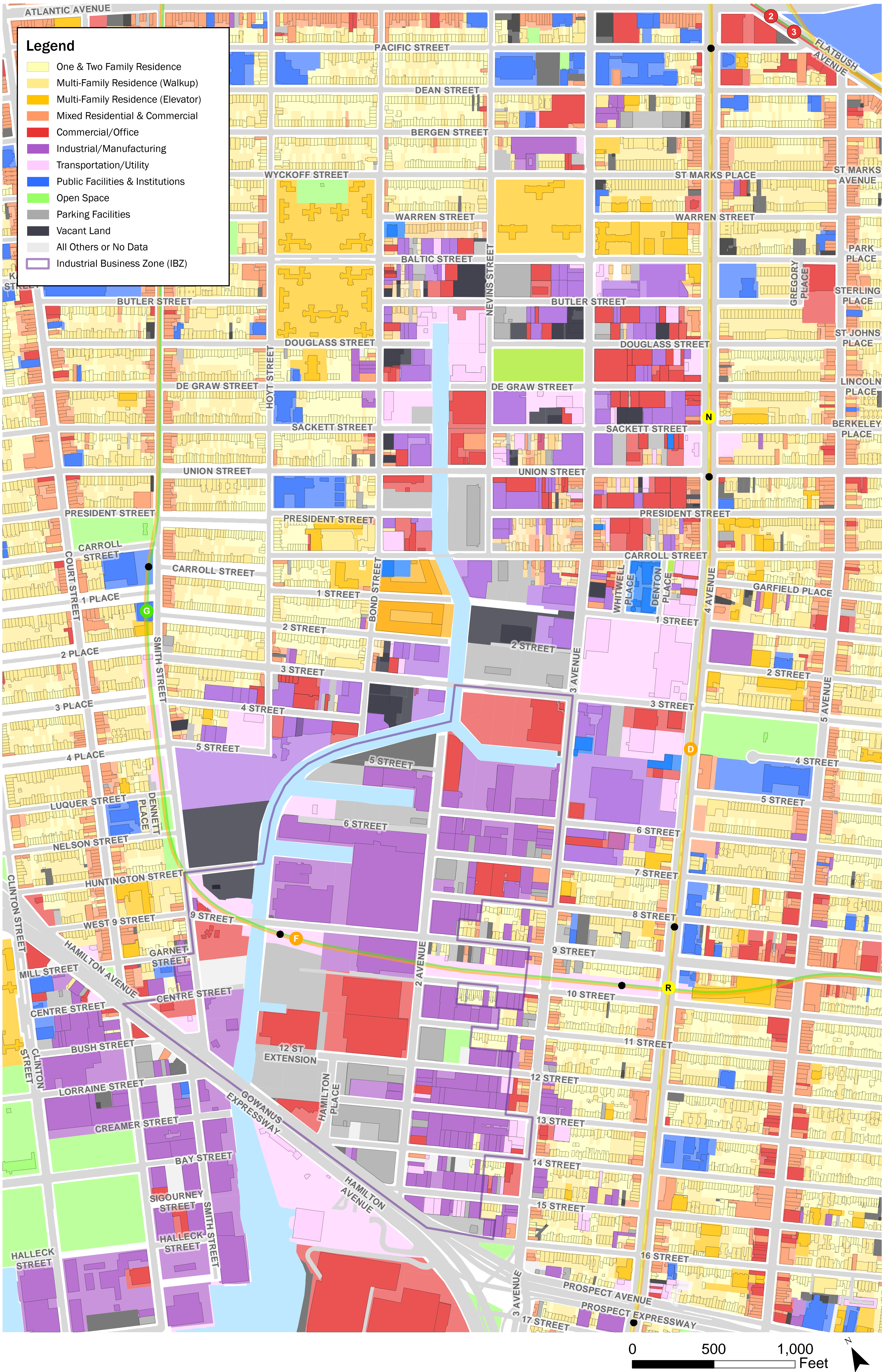
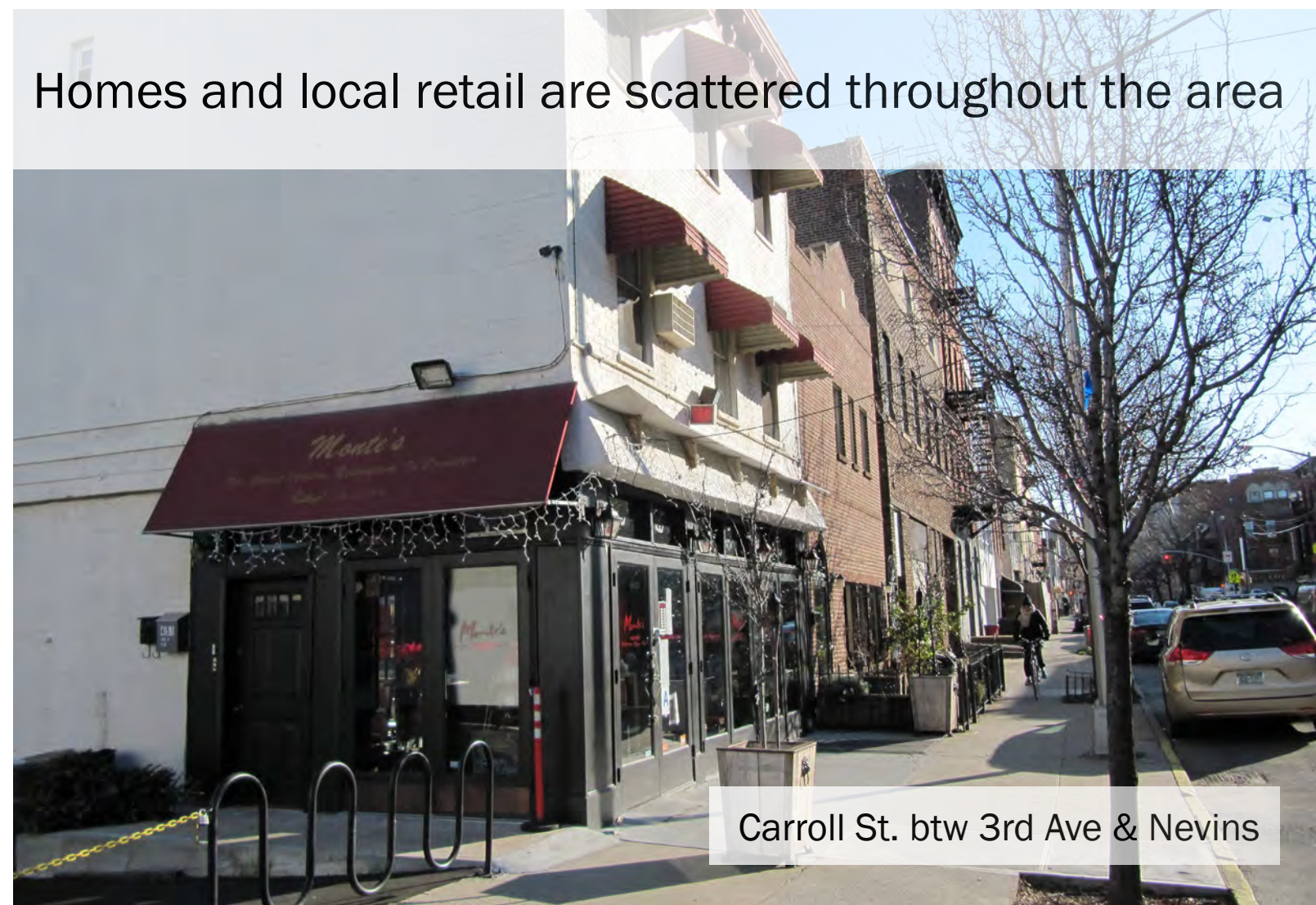


# About Local Land Use

The Gowanus Canal area has a variety of uses that serve the local community, surrounding neighborhoods and the larger region. They range from homes, stores, schools and local services, to uses that attract visitors and workers from surrounding areas, such as art and entertainment uses, auto-oriented businesses, and other regional commercial uses, to uses like manufacturers and hotels that are economically part of a larger area.





# What is zoning?

**Zoning:** A set of rules that regulates the construction of **new buildings** and changes to existing buildings. Zoning controls the **size** and **density** of new buildings and their **use**.

## Zoning DOES

### Regulate Uses

Zoning controls how land and buildings can be used, and can control where in a building a particular use is permitted. For instance, if a building has commercial and residential uses, the commercial uses must be below the residential use.

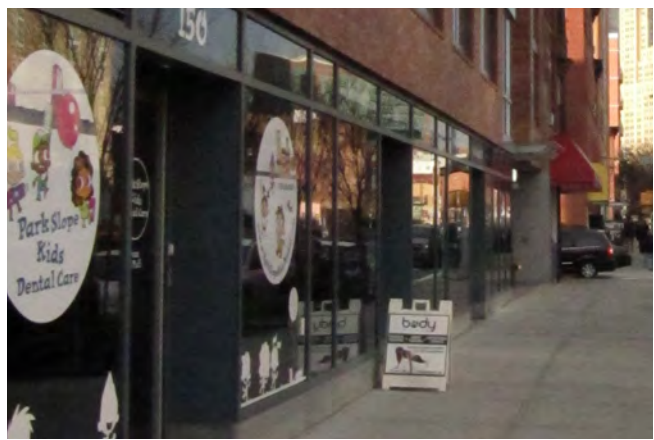


**Housing**  
(apartment buildings, single family homes, multiple family homes)



**Commercial**  
(stores, offices, salons, restaurants, theaters, art galleries, hotels, etc.)

**Enhanced commercial districts**, if applicable to a development, can require active ground floor uses such as stores, offices, or community facilities.



**Community Facility**  
(schools, medical facilities, houses of worship, etc.)



**Industrial**  
(warehouses, cement plants, scrap yards, manufacturers, vehicle storage, etc.)

**Mandatory Inclusionary Housing (MIH)**, if applicable to a development, can require 20-30% of housing to be affordable to low-income residents.



### Control Building & Site Design

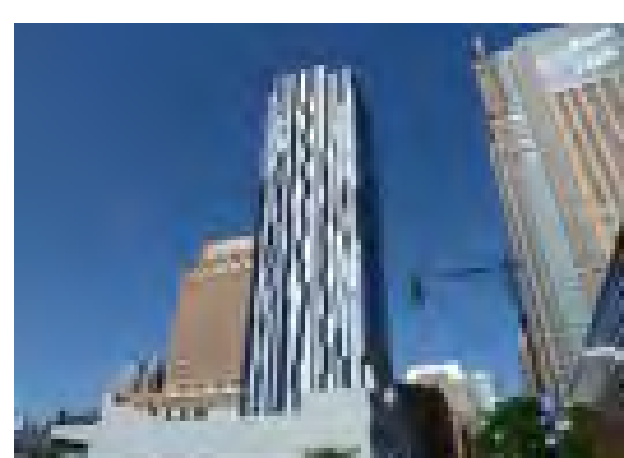
Zoning controls height, setbacks, and the density of new buildings as well as the design of certain required public access areas.



Low Density



Medium Density



High Density



Waterfront Access Plans

### Encourage Public Amenities

Zoning can encourage public amenities in exchange for more density or taller buildings.



**Plazas**  
Plaza zoning rules can encourage public open space on private land.



**Arts/Cultural Facilities**  
Special Districts can be mapped to encourage arts and cultural facilities.

## Zoning DOES NOT

- **Allow** the City to tear down buildings or take them from private owners.
- **Control** the aesthetics or architecture of a specific building.
- **Require** existing buildings to change to the new rules.
- **Require** the construction of new buildings or new specific use.
- **Result** in new buildings where there is no market demand for such buildings.
- **Prohibit** the demolition of buildings.
- **Prohibit** the construction of new buildings.

**Rezoning:** Changes to rules for the construction of new buildings in an area after a process of public discussion (ULURP), which includes: public hearings, and votes by the Community Board, Borough President, City Planning Commission, and City Council.



# About Local Zoning

Zoning regulates the use of land and buildings size, shape, height, and setback. New buildings, enlargements or changes of use are “as-of-right” if the proposal meets zoning and other code requirements. The **Department of Buildings** approves building permits and enforces zoning rules. Current zoning in the area allows for a variety of uses and building forms.

**COMMERCIAL OVERLAYS**

Commercial overlays are mapped together with residential districts to allow local retail and services, such as grocery stores, salons and small offices. Commercial uses must be located below residential when the uses are mixed.

**RESIDENCE DISTRICTS**

This area generally has medium density residence districts where housing and community facilities (schools, churches, doctor’s offices, etc.) are permitted uses.

These districts allow different types of housing, such as rowhouses, apartment buildings, and towers with surrounding open space, like those at Gowanus Houses. Along 4th Ave there is higher density residential, which allows 10 to 12 story buildings.

**SPECIAL ENHANCED COMMERCIAL DISTRICT**

To enliven the pedestrian experience and enhance the vitality of 4th Ave, new buildings and enlargements are required to have active ground floors with commercial and community facility uses.

**MIXED USE DISTRICT**

Mixed use districts allow residential, commercial, community facility and industrial uses to be located side-by-side or within the same building.

**AUTO-ORIENTED COMMERCIAL DISTRICT**

C8 districts provide for automotive and heavy commercial uses, often along major traffic arteries. Some semi-industrial uses are allowed and housing is not permitted.

**MANUFACTURING DISTRICTS**

Manufacturing districts permit industrial, commercial and some community facility uses. There are three main types of manufacturing districts—M1, M2, and M3—which have different standards for the intensity of industrial uses.

M1 districts often serve as buffers between heavy industries located in M2 and M3 districts that generate noise, traffic and pollutants.

